

ZONING BOARD OF APPEALS

Wednesday, February 18, 2009
6:30 P.M. – City Council Chambers
Rockford City Hall, 425 East State Street

Present:

ZBA Members: Alicia DiBenedetto Neubauer
Aaron Magdziarz
Craig Sockwell
Julio Salgado
Dan Roszkowski

Absent: Scott Sanders

Staff: Todd Cagnoni, Deputy Director, Construction & Development Services
Sandra Hawthorne – Administrative Assistant
Jon Hollander – City Engineer, Public Works
Chief Frank Schmitt - Fire Prevention Division
Attorney Kerry Partridge

Others: Alderman Doug Mark Left at 7:30
Alderman Lenny Jacobson (6:41 arrival left at 7:40)
Kathy Berg, Stenographer
Applicants and Interested Parties

Todd Cagnoni explained the format of the meeting as follows:

The Chairman will call the address of the application.

- The Applicant or representative are to come forward and be sworn in.
- The Applicant or representative will present their request before the Board
- The Board will ask any questions they may have regarding this application.
- The Chairman will then ask if there are any Objectors or Interested Parties. Objectors or Interested Parties are to come forward at that time, be sworn in by the Chairman, and give their name and address to the Zoning Board secretary and the stenographer
- The Objector or Interested Party will present all their concerns, objections and questions to the Applicant regarding the application.
- The Board will ask any questions they may have of the Objector or Interested Party.
- The Applicant will have an opportunity to rebut the concerns/questions of the Objector or Interested Party
- No further discussion from the Objector or Interested Party will occur after the rebuttal of the Applicant.

The Board will then discuss the application and a vote will be taken.

It was further explained to the public in attendance, applicants, objectors and interested parties that this meeting is not a final vote on any item. The date of the next meeting was given as Monday, March 2, at 4:30 PM in Conference Room A of this building. The public in attendance, applicants, objectors and interested parties were instructed that they could contact Sandra Hawthorne in the Zoning Office for any future information and that her phone number was listed on the top of the agenda which was made available to all those in attendance at the beginning of the meeting.

The meeting started at 6:30 P.M. A **MOTION** was made by Aaron Magdziarz to **APPROVE** the minutes of the January 21st meeting as submitted. The Motion was **SECONDED** by Alicia Neubauer and **CARRIED** by a vote of 5-0 with Scott Sanders absent.

063-08 301 South Main Street

Applicant Mark Palmeri

Ward 5 **Special Use Permit** for a banquet facility / nightclub in a C-4, Urban Mixed-Use Zoning District

Laid Over from January meeting

The subject property is located on the southeast corner of South Main Street and Chestnut Street. Mark Palmeri, Applicant, reviewed his request for Special Use Permit. He explained this development will be completed in two phases. Phase one is the banquet facility, Phase Two would be a small pub. Mr. Palmeri specified he has no intention to create a nightclub as part of Phase Two. Mr. Cagnoni clarified for the Board that the term "nightclub" is used in the zoning ordinance definition as any establishment such as a banquet facility that has a standing area of 150 feet in size.

Staff Recommendation was for Approval with 9 conditions. No Objectors were present.

Alicia asked for clarification of condition 6, which restricts live entertainment, as it would pertain in the event of a banquet or wedding. Mr. Cagnoni specified that condition 6 would not allow a live band under these circumstances. Other Board members were agreeable to leaving this condition as written by Staff for clarification on use.

A **MOTION** was made by Craig Sockwell to **APPROVE** the Special Use Permit for a banquet facility / nightclub in a C-4, Urban Mixed-Use Zoning District at 301 South Main Street. The Motion was **SECONDED** by Julio Salgado and **CARRIED** by a vote of 5-0.

Approval is subject to the following conditions.

1. Meeting all applicable building and fire codes.
2. Submittal of a detailed interior floor plan for Staff review and approval before a Certificate of occupancy is issued.
3. The banquet facility/nightclub will be limited to the interior site plan submitted and labeled as Phase I.
4. The hours of operation will be limited to 7:30 AM to Midnight Tuesday through Sunday.
5. There shall be no consumption or sale of alcohol unless a liquor license is approved.
6. There shall be no live entertainment or DJ's.
7. There shall be no ticket sales or cover charges.
8. Prior to the establishment of Phase II a Modification of Special Use Permit shall be approved by City Council or a Liquor License shall be approved by City Council.
9. Should, in the opinion of the Zoning Officer, additional security be required or warranted, it shall be provided by the operator.

ZBA 063-08
Findings of Fact for a Special use Permit
For a Banquet Facility/Nightclub
In a C-4, Urban Mixed-Use Zoning District at
301 South Main Street

Approval of this Special Use Permit is based upon the following findings:

1. The establishment, maintenance or operation of the Special Use Permit will not be detrimental to or endanger the public health, safety, morals, comfort or general welfare of the community.
2. The Special Use Permit will not be injurious to the use and enjoyment of other property in the immediate vicinity for the purposes already permitted, nor substantially diminish and impair property values within the neighborhood.
3. The establishment of the special use will not impede the normal or orderly development and improvement of the surrounding property for uses permitted in the district.
4. Adequate utilities, access roads, drainage and/or necessary facilities have been provided.
5. Adequate measures have been or will be taken to provide ingress or egress so designed as to minimize traffic congestion in the public streets.
6. The special use shall, in all other respects, conform to the applicable regulations of the C-4 Zoning District in which it is located.

065-08

Applicant
Ward 10

3780 East State Street

Prasad Bhatt

Modification of Special Use Permit (Ordinance 1996-238-0) for a teen club with live entertainment and dancing for 18 years+ to include a banquet facility for special events or private parties, service of snacks and non-alcoholic beverages in a C-2, Limited Commercial District

Laid Over from January meeting

Prior to the meeting, a written request was received by the Applicant requesting that this item be Laid Over again to the March 17th meeting.

A **MOTION** was made by Craig Sockwell to **LAYOVER** the Modification of Special Use permit (Ordinance 1996-238-0) for a teen club with live entertainment and dancing for 18 years+ to include a banquet facility for special events or private parties, service of snacks and non-alcoholic beverages in a C-2, Limited Commercial District at 3780 East State Street. The Motion was **SECONDED** by Aaron Magdziarz and **CARRIED** by a vote of 5-0.

001-09

Applicant
Ward 14

3416 South Alpine Road

Patricia Moles

Special Use Permit for a fast food restaurant with a drive-through in an I-1, Light Industrial Zoning District

Patricia Moles, Applicant, reviewed her request for Special Use Permit. She explained this development will be a Jimmy John's fast food restaurant with drive-through.

Staff Recommendation was for Approval with 3 conditions. No Objectors were present.

A **MOTION** was made by Aaron Magdziarz to **APPROVE** the Special Use Permit for a fast food restaurant with a drive-through in an I-1, Light Industrial Zoning District at 3416 South Alpine Road. The Motion was **SECONDED** by Craig Sockwell and **CARRIED** by a vote of 5-0.

Approval is subject to the following conditions:

1. Meeting all applicable building and fire codes.
2. Submittal of a detailed site plan showing required parking and stacking spaces for Staff's review and approval.
3. Submittal of detailed landscape plan to include the type of species planted for Staff's review and approval.

ZBA 001-09
Findings of Fact for a Special Use Permit
For Fast Food Restaurant (Jimmy John's) with a Drive-Through
In an I-1, Light Industrial Zoning District at
3416 South Alpine Road

Approval of this Special Use Permit is based upon the following findings:

1. The establishment, maintenance or operation of the Special Use Permit will not be detrimental to or endanger the public health, safety, morals, comfort or general welfare of the community.
2. The Special Use Permit will not be injurious to the use and enjoyment of other property in the immediate vicinity for the purposes already permitted, nor substantially diminish and impair property values within the neighborhood.
3. The establishment of the special use will not impede the normal or orderly development and improvement of the surrounding property for uses permitted in the district.
4. Adequate utilities, access roads, drainage and/or necessary facilities have been provided.
5. Adequate measures have been or will be taken to provide ingress or egress so designed as to minimize traffic congestion in the public streets.
6. The special use shall, in all other respects, conform to the applicable regulations of the I-1 Zoning District in which it is located.

002-09

Applicant
Ward N/A

2102 North Lyford Road

Spring Creek Development Company

Annexation Agreement and Zoning Map Amendment from County AG to City C-3,
General Commercial District

The subject property is located on the west side of Lyford Road, east of I-90 and is currently agricultural land. Attorney Russell Anderson and Nathan Bryant, representing Spring Creek Development, were present. Attorney Anderson reviewed the request for Annexation and Zoning Map Amendment. He explained that the Applicants do not have a specific plan for development at this time, but that they do understand and agree that all the necessary development requirements of the City must be adhered to. He further stated this zoning is in agreement with the City's Proposed 2020 Plan. Mr. Bryant, Applicant, also stated there are no specific plans for the property at this time.

Staff Recommendation was for Approval with 1 condition. Objectors were present and a petition of objection was received.

Mike and Mary Fennell, 7961 Kahala Court. Mr. Fennell expressed concern with additional water runoff from development flowing on to his property.

Norma Tyo, 2650 Timber Trail. Ms. Tyo stated she does not want to be annexed into the City.

Ed Ryan, 2760 Timber Trail. Mr. Ryan also stated he does not want to live in the City. He feels that a mini-mart and gas station will be developed on this property. He stated mini-marts and gas stations are prevalent in this area. He is also concerned about lighting and traffic and the cost of hooking up to sewer and water. Mr. Ryan also stated he feels this annexation is "totally unnecessary".

Pam Sattelberg, 2685 Timber Trail stated her neighborhood is affordable. She also stated she does not feel it is necessary to develop this area at this time.

Marjorie and Nancy Broquist, 2563 Timber Trail. Marjorie Broquist stated she does not know if this application is a necessary change to the area and expressed uncertainty as to how this would affect the value of her home. Nancy Broquist felt if they are annexed into the City they would not be able to afford water and sewer. She also stated that Lyford Road is not made for the amount of traffic a commercial development would bring.

Cam Wilburn, 7887 Timber Trail. Ms. Wilburn feels the proposed annexation will decrease property values in her neighborhood. She is also concerned that a mini mall will come in when other stores are closing down. She agreed with previous objectors that Lyford Road is the worst road in the county.

Jim Mitchell, 2661 Timber Trail. Mr. Mitchell stated this application is "a money grabbing situation". He pointed out that he can count empty stores on State Street at this time that could benefit from commercial use.

Dawn Via, 2554 Tuck-a-way Trail. Ms. Via stated she is concerned with the interchange that is planned, she is worried about traffic, the proposed commercial for the Applicant's property, and what type of people this will attract. She does not feel there is a need for another interchange between Riverside and East State Street. She is also concerned with the possibility of a truck stop being in the area of their homes and its' affect on their value.

Audrey Johnson, 2532 Timber Trail stated she has the same concerns as her neighbors. She does not want to be part of the City with higher taxes.

Nancy Ryan, 2760 Timber Trail stated a lot of the nearby residents are senior citizens. She feels if their neighborhood is surrounded by city they will be taken into the city. She would prefer to see new houses come into the area. Ms. Ryan stated they are already having problems with the toll-way construction causing flooding.

In response, Attorney Anderson explained there is a 15 acre track of property that separates the Applicant's property from that of the objectors. He stated the proposed zoning change fits in with highway plans that have been in the making for many years. Attorney Anderson further stated water runoff will not go in the direction of area neighbors. The annexation of the subject property does not generate the annexation of the neighboring subdivision. It does not cause a surrounding of the neighboring property, nor does it cause a forced annexation. He went on to explain that truck stops and gas stations are not allowed in the C-3 Zoning District – they require a Special Use Permit. Mr. Bryant wished to emphasize that they do not have any specific uses for this property at this time. He pointed out that sewer and water are required for this property to develop and that is not available at this time. Mr. Bryant stated there could be years before this property develops and the specific use is not known at this time.

While the Applicants were presenting their rebuttal to the Board, several Objectors seated in the public seating area who had already spoken before the Board interrupted with negative comments aimed at the Applicant. Acting Chairman Roszkowski found it necessary to use the gavel to quiet the Objectors and pointed out to them that the Applicant was allowed to respond to their Objections without interruption. He asked for input from Attorney Partridge on whether further input from the Objectors was protocol for the meeting. Attorney Partridge stated if there were further questions, not a statement of objection, the Objectors wished to ask the Applicants, they could come forward and do so. He emphasized that this was not a time for a statement of objection nor debating with the Applicants and pointed out that each Objector had the opportunity earlier in the meeting to present their concerns. With this said, Acting Chairman Roszkowski opened the floor to questions only by the public.

Cam Wilburn, 7887 Timber Trail was then given an opportunity to ask a question. Ms. Wilburn did not have a question, but wished to state the location of her property in relationship to the Applicant's.

Jim Mitchell, 2661 Timber Trail was given an opportunity to ask questions. He wished to ask the Applicant why they wanted to bring the subject property into the city at this time. He also asked about water runoff from driveways and roadways. In response, Mr. Bryant explained that in discussions with the City as well as those concerning the proposed interchange, this was an appropriate time to annex and rezone this property. Regarding drainage, he reiterated that all development would need to meet city requirements for drainage and also stated that this property naturally drains to the southwest, away from the neighboring subdivision.

Ed Ryan, 2760 Timber Trail was given an opportunity to ask questions about water runoff. Attorney Anderson explained the platting process through the City and their control to be certain water retention and detention is handled in a way that is not adverse to the surrounding area.

Norma Tyo, 2650 Timber Trail was also given an opportunity to ask questions of the Applicant. She wanted to know if the City votes for this project, who represents the neighborhood. Attorney Anderson explained the process established by City Ordinances in that adjacent properties are notified in advance of the meeting to allow them the opportunity to come forward with their concerns prior to any vote being taken on an item.

Craig Sockwell asked Attorney Anderson how much land was between the subdivision and the home owners. Attorney Anderson responded there was approximately 12 to 14 acres. Staff verified this annexation under consideration does not take in any other property.

Mr. Cagnoni explained the annexation agreement is in effect for 20 years and the property must be developed in compliance with City regulations. He explained earlier this year the City annexed 76 acres of land in this area that were also owned by the Applicant. He stated this location for an additional interchange was chosen because it is approximately half way between Riverside Boulevard and East State Street. The City feels this interchange is critical because it would provide direct access to downtown. The developer and the City will continue to discuss the interchange in the future. He also explained it is possible that this property will not be developed as C-3 at all because it will become a part of the interchange. Should this not happen, than the property could proceed to be developed as C-3 zoning. Should the interchange not be developed, the developer would need to come through the subdivision process for development of water, land use, etc. Situations like this allow the city to move forward with the 2020 Plan, but also gives the developer the understanding that there are standards that need to be adhered to. Mr. Cagnoni stated to the Objectors that they are welcome to call him at any time for further information or questions and provided them the name of his assistant, Sandra Hawthorne, and pointed out that her name and phone number were on top of the agendas distributed prior to the meeting.

A **MOTION** was made by Aaron Magdziarz to **DENY** the Annexation Agreement and Zoning Map Amendment from County AG to City C-3, General Commercial District at 2102 North Lyford Road. The Motion **DIED** for lack of a Second.

A second **MOTION** was made by Alicia Neubauer to **APPROVE** the Annexation Agreement and Zoning Map Amendment from County AG to City C-3, General Commercial District at 2102 North Lyford Road. The Motion was **SECONDED** by Julio Salgado and **CARRIED** by a vote of 4-1, with Aaron Magdziarz voting Nay.

Approval is subject to the following condition:

1. Must comply with final terms of the Annexation Agreement

ZBA 002-09
Findings of Fact for a Zoning Map Amendment
From County AG to City C-3, General Commercial District at
2102 Lyford Road

Approval of this Zoning Map Amendment is based upon the following findings:

1. The proposed Zoning Map change is consistent with Article II, Intent and Purpose, of the Rockford Zoning Ordinance for the following reasons:
 - a. This proposal promotes the health, safety, comfort, convenience, morals and general welfare for the citizens of Rockford because it is consistent with the comprehensive plan and surrounding uses;
 - b. This proposal protects the character, scale and stability of the adjacent residential and commercial property because the proposed development will meet all development requirements of this site; and
 - c. The proposed map amendment would allow for a reasonable development to take place consistent with the surrounding neighborhood.
2. The proposed Zoning Map Amendment is consistent with the approved general plan, the Year 2020 Plan, for the area. The 2020 Plan designates this property as T-C-CO, Tech Industry-Retail-Office

003-09

Applicant

Ward 3

1200 Auburn Street & 1439 North Main Street

Joe Galindo

Special Use Permit for an auto transmission shop in a C-2, Limited Commercial Zoning District

The subject property is located on the southeast corner of Auburn and Main Streets and is a vacant building. Joe Galindo, Applicant, reviewed his request for Special Use Permit. He wishes to establish an auto transmission shop at this location. He stated he has another location where he will be keeping auto parts and storage and there will be no storage at the proposed Auburn Street site. Mr. Galindo explained he plans to paint the outside of the building. Alderman Doug Mark spoke in support of this project. He stated this building has been vacant for quite some time. He is comfortable that the Applicant is willing to conform with the city's requirements of Approval.

A letter was received from John Gile, President of North End Commons Business Association, in which he posed several questions about the proposed development. He also provided photographs of the Applicant's other place of business, stating "Joe Galindo has a capacity for being a good neighbor for surrounding businesses and neighborhoods by providing a clean and attractive street appearance respectful of ongoing neighborhood beautification efforts". Mr. Gile was not present at the meeting.

Staff Recommendation was for Approval. No Objectors were present.

A **MOTION** was made by Craig Sockwell to **APPROVE** the Special Use Permit for an auto transmission shop in a C-2, Limited Commercial Zoning District at 1200 Auburn Street & 1439 North Main Street. The Motion was **SECONDED** by Julio Salgado and **CARRIED** by a vote of 5-0.

Approval is subject to the following conditions:

1. Meeting all applicable building and fire codes.
2. Detailed site plan showing striped parking that must be approved by Staff
3. That there is no outdoor storage/display of vehicle parts at any time
4. There shall be no overnight storage of vehicles on the property.
5. Disposal and storage of hazardous materials must follow the Illinois Environment Protection Agency guidelines.

ZBA 003-09

Findings of Fact for a Special use Permit

For an Auto Transmission Shop

In a C-2, Limited Commercial Zoning District at

1200 Auburn Street and 1439 North Main Street

Approval of this Special Use Permit is based upon the following findings:

1. The establishment, maintenance or operation of the Special Use Permit will not be detrimental to or endanger the public health, safety, morals, comfort or general welfare of the community.
2. The Special Use Permit will not be injurious to the use and enjoyment of other property in the immediate vicinity for the purposes already permitted, nor substantially diminish and impair property values within the neighborhood.

3. The establishment of the special use will not impede the normal or orderly development and improvement of the surrounding property for uses permitted in the district.
4. Adequate utilities, access roads, drainage and/or necessary facilities have been provided.
5. Adequate measures have been or will be taken to provide ingress or egress so designed as to minimize traffic congestion in the public streets.
6. The special use shall, in all other respects, conform to the applicable regulations of the C-2 Zoning District in which it is located.

004-09 3326, 3328, 3336 Kishwaukee Street

Applicant Robert Lowe

Ward 6 **Modification of Special Use Permit #202-76** for an expansion of used car sales
Variation to reduce the perimeter landscape strip from ten (10) feet to seven (7) feet in
a C-3, Commercial General District

The subject property is located approximately 28 feet north of Sandy Hollow Road, 50 feet south of Taft Road and on the east side of Kishwaukee Street. Robert Lowe and Larry Anderson were present. Mr. Anderson explained they wished to amend their Variation to landscape strip from ten feet to four feet instead of the requested seven. Mr. Cagnoni wished to clarify the applicant requested a seven foot setback and that is what was advertised. If he wished to change the request the application would need to be re-advertised as is required by legal process. Alderman Lenny Jacobson spoke in support of this project and suggested the Applicant leave the Variation as requested. He did stated that it is uncertain at this time how far the widening of Kishwaukee Street will encroach onto the subject property.

Staff Recommendation was for Approval with 3 conditions. No Objectors were present.

A **MOTION** was made by Craig Sockwell to **APPROVE** the Modification of Special Use Permit #202-76 for an expansion of used car sales and to **APPROVE** the Variation to reduce the perimeter landscape strip from ten (10) feet to seven (7) feet in a C-3, Commercial General District at 3326, 3328, 3336 Kishwaukee Street. The Motion was **SECONDED** by Aaron Magdziarz and **CARRIED** by a vote of 5-0.

Approval is subject to the following conditions:

1. Meeting all applicable building and fire codes.
2. Obtain necessary permits for compliance of converting the two-family structure to an office.
3. Installation of perimeter landscaping strip along Kishwaukee Street must be completed prior to the right-of-way improvements being completed.

ZBA 004-09
Findings of Fact for a Modification of Special Use Permit #202-76
for Expansion of Used Car Sales
In a C-3, Commercial General District at
3326, 3328, 3336 Kishwaukee Street

Approval of this Modification of Special Use Permit is based upon the following findings:

1. The establishment, maintenance or operation of the Special Use Permit will not be detrimental to or endanger the public health, safety, morals, comfort or general welfare of the community.
2. The Special Use Permit will not be injurious to the use and enjoyment of other property in the immediate vicinity for the purposes already permitted, nor substantially diminish and impair property values within the neighborhood.
3. The establishment of the special use will not impede the normal or orderly development and improvement of the surrounding property for uses permitted in the district.
4. Adequate utilities, access roads, drainage and/or necessary facilities have been provided.
5. Adequate measures have been or will be taken to provide ingress or egress so designed as to minimize traffic congestion in the public streets.
6. The special use shall, in all other respects, conform to the applicable regulations of the C-3 Zoning District in which it is located.

ZBA 004-09
Findings of Fact for a Variation
To Reduce the Perimeter Landscape Strip
From Ten Feet to Seven Feet
In a C-3, Commercial General District at
3326, 3328, 3336 Kishwaukee Street

Approval of this Variation is based upon the following findings:

1. Because of the particular physical surroundings, shape, or topographical conditions of the specific property involved, a particular hardship to the owner would result, as distinguished from a mere inconvenience, if the strict letter of the regulations were to be carried out.
2. The conditions upon which a petition for this Variation are based are unique to the property for which the Variation is sought and are not applicable, generally, to other property within the same zoning classification.
3. The purpose of this Variation is not based exclusively upon a desire to increase the value or income potential of the property.
4. The alleged difficulty or hardship is caused by this Ordinance and has not been created by any persons presently having an interest in the property or by any predecessor in title.

5. The granting of this Variation will not be detrimental to the public welfare, or injurious to other property or improvements in the neighborhood in which the property is located.
6. The proposed Variation will not impair an adequate supply of light and air to adjacent property, or substantially increase the congestion of the public streets, or increase the danger of fire, or endanger the public safety, or substantially diminish or impair the property values within the neighborhood.

005-09

Applicant

Zoning Text Amendment

City of Rockford, Department of Law

Zoning Text Amendment to amend sections:

- Use Table 20-1
- Use Table 22-02-G
- 51-008-B-9
- 80-009-C
- 92-009
- 92-010

Mr. Cagnoni reviewed the proposed text amendments. He explained some of these are to provide clarification to original documents, and some are proposed in response to the existing Ordinance. The history of the dumpster ordinance was explained for purposes of clarification in response to a question by Mr. Sockwell.

A **MOTION** was made by Aaron to **APPROVE** the Zoning Text Amendments to Sections Use Table 20-1 Use Table 22-02-G; 51-008-B-9; 80-009-C; 92-009; and 92-010 as presented. The Motion was **SECONDED** by Craig Sockwell and **CARRIED** by a vote of 5-0.

Revision is as follows:

Use Table 20-1: Add tree house under 120 square feet in size as permitted, tree house over 120 square feet in size as Special Use.

Use Table 22-02-G: Add Parking, Non-Accessory - Municipal Parking Lot as Permitted in Urban Streets and Permitted in Designated Pedestrian Streets.

51-008-B-9:Historic Districts: areas designated as a historic district by the City of Rockford under the provisions of ~~Article III~~ of Chapter 133½ of the Rockford Code of Ordinances and/or listed on the National Register of Historic Places including:.....

80-009-C: To read as "All properties with *dumpsters* shall conform to the regulations contained in Section 55-001-A of this Ordinance unless said *dumpster* was established before April 3, 2008, in which case the dumpster shall be enclosed, but a wooden structure may be used for the enclosure. However, properties with *dumpsters* existing on or before December 18, 2000 do not need to be enclosed if in the opinion of the Zoning Officer the following criteria are met:"

92-009: Add dumpster as a permitted obstruction in side and rear yard and prohibited in front yard in the R-3 and R-4 districts.

92-010: Add gazebo, tree house and play equipment as permitted in side yard.

92-010: Add dumpster as permitted obstruction in side or rear yard and prohibited in front yard.

OTHER

Mr. Cagnoni explained the need for adequate and orderly cross examination/questions by Objectors of the Applicants. Attorney Partridge stated that he would be willing to direct Objectors and the Board if such a situation were to arise in the future.

With no further business to come before the Board, the meeting was adjourned at 7:50 PM.

Respectfully submitted,
Sandra A. Hawthorne, Administrative Assistant
Zoning Board of Appeals